

3F2, 3 Brunton Terrace

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McEwan Fraser Legal is delighted to present this two-bedroom top-floor flat at Brunton Terrace



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McEwan Fraser Legal is delighted to present this two-bedroom top-floor flat at Brunton Terrace. The property is in good order throughout and benefits from the complete replacement of the roof two years' ago, offering buyers reassurance on a major capital item. The flat is well-positioned within a traditional building in a popular residential location. The accommodation is bright and well balanced, with generous room proportions and a practical layout well suited to modern living.

THE LIVING ROOM



Inside, the property provides a spacious living area with excellent natural light, enhanced by a gas fireplace with an attractive marble hearth, creating a comfortable focal point. The fully equipped kitchen offers good storage and workspace.

THE KITCHEN





There are two bedrooms, which include a well-proportioned principal bedroom and a second double bedroom, both offering flexible space for bedroom or home working use. The bathroom has a modern three-piece suite. A welcoming hallway provides access to all rooms and useful internal circulation.

THE BATHROOM



BEDROOM 1



BEDROOM 2

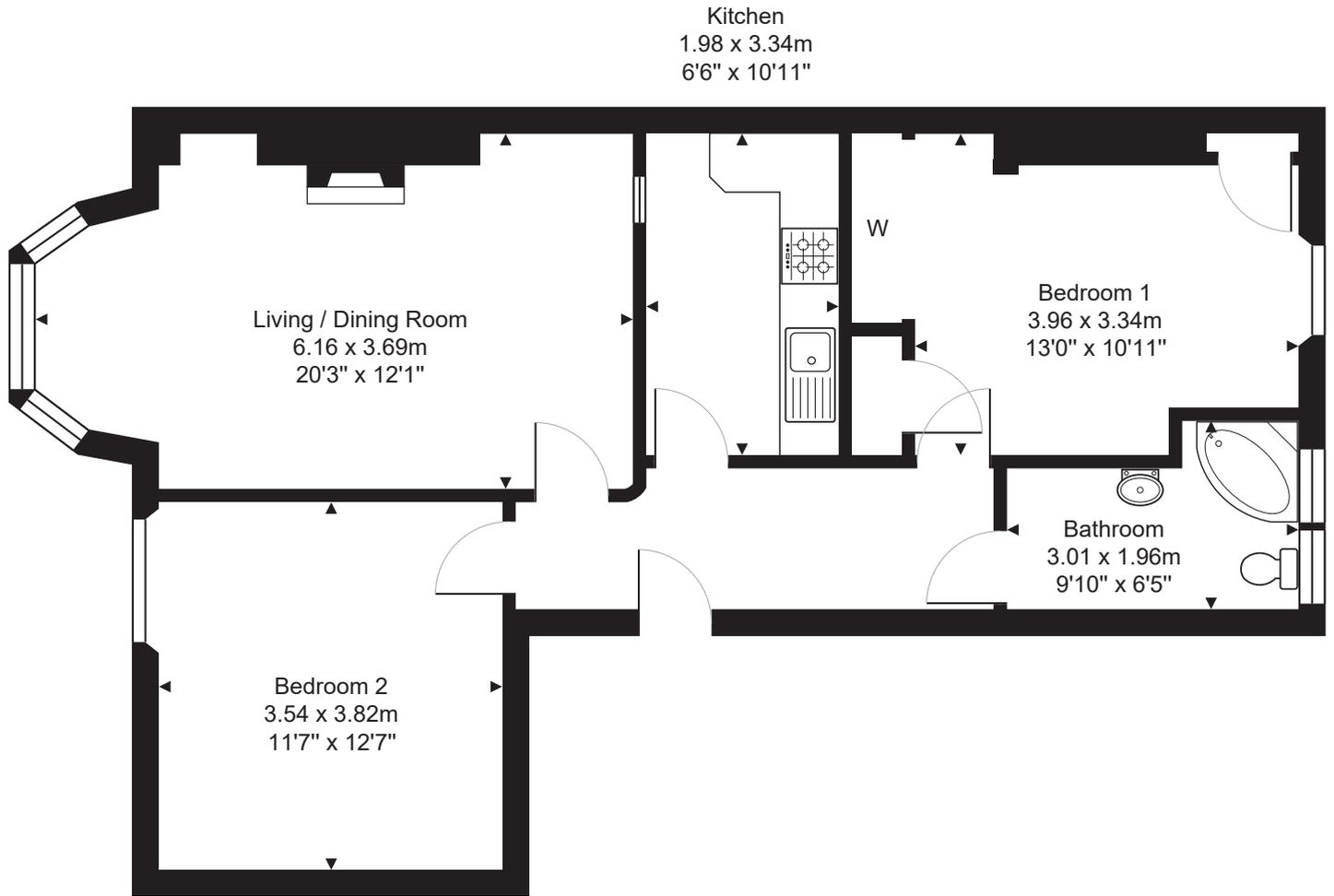


In addition, the property benefits from gas central heating via a gas boiler with a tank, single-glazed windows, and an elevated top-floor position that enhances light and privacy. This is a rare opportunity to acquire a well-maintained flat in a desirable area, offering a combination of space, condition, and long-term peace of mind.

EXTERNALS

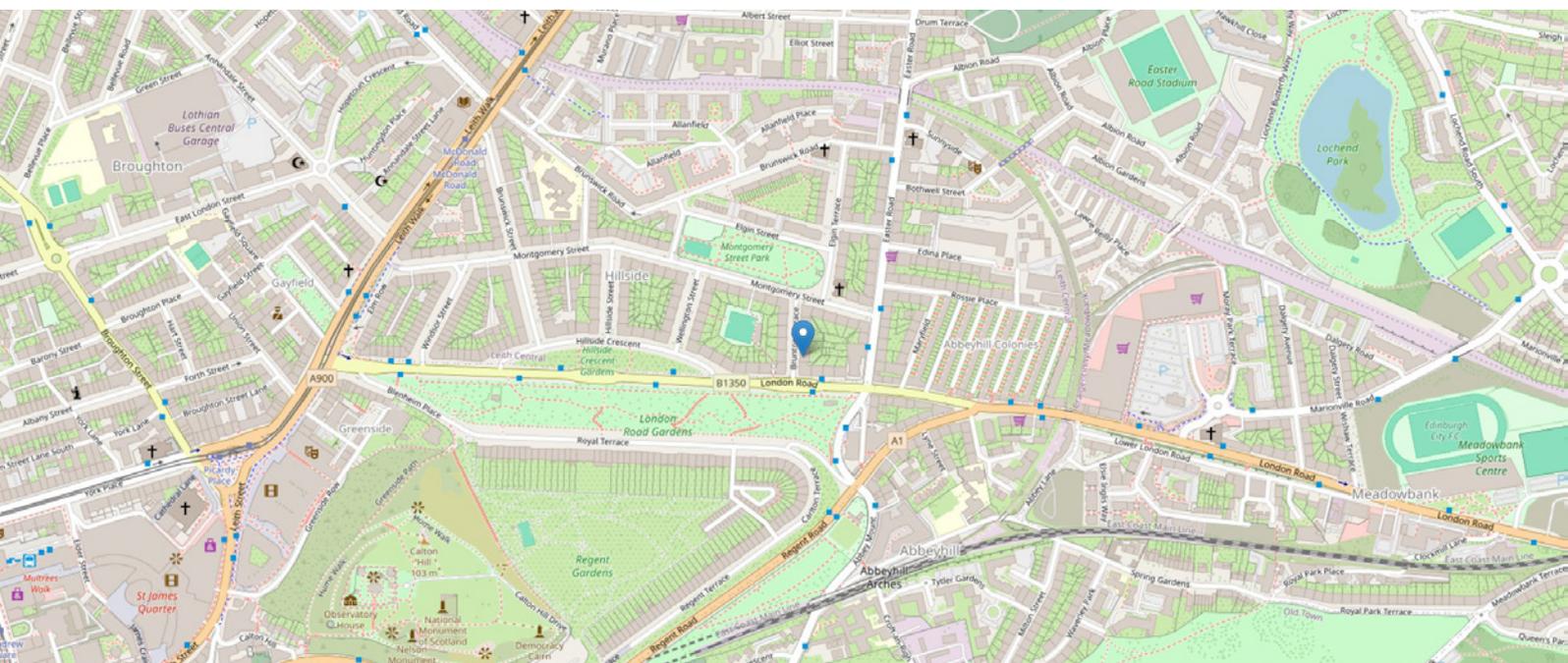


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 73m² | EPC Rating: C



THE LOCATION

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll of the shops and amenities of the St. James Quarter, Leith Walk, Broughton Street, and Easter Road, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape. The property enjoys close proximity to all that the inspiring Capital has to offer. A range of Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols and Louis Vuitton, are all on your doorstep.





The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram route through Picardy Place, which provides quick and convenient travel to Edinburgh Airport. Excellent bus services connect with all parts of the city. Also nearby are the bus station at St Andrew Square and the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and a gym, close by the famous Playhouse Theatre. Slightly further afield are Leith Shore, the New Town, Stockbridge and Princes Street.

The New Town of Edinburgh enjoys an international reputation. With the debatable exception of perhaps Bath, there is no better example of Georgian architecture on such a scale and so well preserved. It dates back to the late 18th century and was constructed around a plan conceived by the architect James Craig who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century, reaching out to Greenside in the East, Canonmills and Stockbridge in the North and out as far as Haymarket in the West. The layout of the Hillside area was designed as an extension to the New Town, which forms the very heart of the city, by one of Edinburgh's most famous architects, William Playfair. The Castle rock and the Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south.

Within the city centre, naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications. The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services. There are several post offices from which to choose. The West End is where Edinburgh's entertainment facilities tend to be very highly concentrated. Here, there is the Usher Hall, the Lyceum Theatre, all manner of restaurants and bars, indoor sports facilities, and Health Clubs. For the energetic, none of these facilities is more than a comfortable walk away. For those who prefer open-air recreational facilities, Holyrood Park and Princes Street Gardens are virtually on the doorstep. It is only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of old railway lines radiate out in a variety of directions, providing interesting new perspectives on otherwise familiar parts of the city.



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